

Conservation Area Character Appraisal

Dufton



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Eden
District Council

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This document is also available in larger print on request.

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Contents

	page
PART 1 CONTEXT	3
1.1 Introduction	3
1.2 Planning Policy Context	3
1.2.1 What is a Conservation Area?	3
1.2.2 How does this Appraisal Relate to the National, Regional and Local Planning Context?	3
PART 2 CHARACTER APPRAISAL	5
2.1 History	5
2.2 Layout and Setting	6
2.3 Buildings	7
2.4 Present Character and Appearance of the Village	11
2.5 Key Characteristics	13
Appendix A National, Regional and Local Policies	14
1 National Planning Guidance	14
2 Regional Planning Guidance	14
3 Local Planning Guidance	14
Plan 1 Listed Buildings within Dufton Conservation Area	17

PART 1 CONTEXT

1.1 Introduction

Part I of this document describes the planning policy background to conservation areas and how the character appraisal in Part 2 will be used. Eden District Council prepared a character appraisal of Dufton prior to declaring the village a conservation area on 27 June 2005. The appraisal includes a description of the historical, architectural and townscape importance of Dufton which is one of 22 conservation areas in Eden, outside of the Lake District National Park.

1.2 Planning Policy Context

1.2.1 What is a Conservation Area?

Conservation areas are defined in law as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Buildings and Conservation Areas) Act 1990). Legislation to declare conservation areas has been with us for forty years and thousands have been designated across the country. Conservation areas can bring many benefits, including giving greater controls over demolition, minor development and tree felling.

Local planning authorities have a responsibility to consider the quality and interest of a conservation area as whole, rather than individual buildings within it.

1.2.2 How does this Appraisal Relate to the National, Regional and Local Planning Context?

The Government sets out national planning policy in the relevant Acts of Parliament and Planning Policy Guidance notes (PPG) and their ongoing replacements, Planning Policy Statements (PPS) (Appendix A). Of most direct relevance to conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 and PPG 15: Planning and the Historic Environment. This national guidance has a regional dimension in the form of regional planning guidance, Regional Spatial Strategy (RSS), prepared by the North West Regional Assembly (NWRA) which will eventually replace the Cumbria and Lake District Joint Structure Plan.

Local and site specific policies are prepared in accordance with these national and regional policy frameworks. The system for producing local planning policy documents however changed in 2004 with the old district Local Plans being replaced by Local Development Frameworks (LDF) which are expected to be in place in Eden by 2009. At the heart of the LDF is the Core Strategy that sets out the vision, spatial objectives and core policies for the future development of the District. The Core Strategy Preferred Options Paper (Dec 2006) sets out the following principles for the built environment (Policy CS 19):

- Conserve and enhance buildings, landscapes and areas of cultural, historic or archaeological interest including conservation areas, historic

parks and gardens, areas of archaeological interest and listed buildings and their settings

- Promote the enhancement of the built environment through the use of high standards of design and the careful choice of sustainable materials for all development
- Encourage the sympathetic and appropriate re-use of existing buildings, especially those which make a contribution to the special character of their locality
- Promote design that ensures a safe and secure environment
- Promote improvements in accessibility in the built environment for all people regardless of disability, age, gender or ethnicity

One of the key LDF documents will be the Primary Development Control Policies Development Plan Document (DPD) which will be prepared in accordance with the overarching objectives of the Core Strategy. Policies relating to development within conservation areas will refer to conservation area appraisals where they exist. This appraisal will be used as supporting evidence when considering planning applications and appeals in Dufton Conservation Area.

Until the DPD has been adopted the local planning policies in the Eden Local Plan 1996 will be saved and a full list of relevant policies can found in Appendix A. In addition the North Pennines Area of Outstanding Natural Beauty's *Good Practice in the Design, Adaptation and Maintenance of Buildings* and its *Agricultural Buildings Design Guide* have also been saved pending the production of the *North Pennines AONB Design Guide Supplementary Planning Document*.

Other LDF documents of relevance to Dufton Conservation Area are Supplementary Planning Documents (SPDs) that provide detailed guidance on specific subjects. Currently these are:

- Shopfront and Advertisement Design (2006);
- An Accessible and Inclusive Environment (2007)

PART 2 CHARACTER APPRAISAL

The following character appraisal of Dufton was prepared prior to declaring the village a conservation area on 27 June 2005. There have been alterations since that time, but they have not affected the fundamental character of the conservation area.

2.1 History

The origins of Dufton are not certain, but the Eden Valley in general was populated in Roman times with many small scattered settlements and farmsteads consisting of stone huts and enclosures often found on the higher land. There is an example of such a settlement at Castle Hill 1½ miles to the south of the village.

There are two possible explanations for the name of the village. It could derive from Old English meaning “dove farm or settlement”, or the first part could be a personal name Duff. The Old English suffix ‘tun’ now ‘ton’ suggests an early foundation from the late seventh century until the twelfth century. The present layout of the village suggests it was established in its present form by the medieval period.

The village has no church within its confines. The Parish Church of St Cuthbert is ¾ mile north west of the village between Dufton and Knock. Re-used fabric indicates the existence of a twelfth century church at this site, supposedly built on one of the many resting sites of St Cuthbert’s body that had been carried by the Lindisfarne monks fleeing from the Vikings during the late ninth century. The church is believed to have been rebuilt in 1784 and again in 1853.

In the medieval period the area was surrounded by forest used for hunting and timber. In the early part of the thirteenth century the manor belonged to the Greystokes, from whom it passed in marriage to the Dacres of Gilsland. Afterwards it was owned by Philip Howard, Earl of Arundel, whose grandson Henry granted a lease of the lordship for ninety-nine years to Sir Christopher Clapham in the seventeenth century. Clapham took advantage of an omission in the lease and cut down and sold the whole of Dufton Wood, making more from the timber than he had paid for the whole of Dufton. The lordship was subsequently purchased by John Winder, Esq. and in 1785 it was sold to the Earl of Thanet.

No medieval structures are known to survive in the village although their fabric may be incorporated into some of the seventeenth and eighteenth century remodelled buildings. The plan form of the village displays strong medieval characteristics, suggesting medieval buildings have been rebuilt or remodelled within their existing locations. Dufton Hall, which dates at least from the seventeenth century and possibly the sixteenth, is thought to have been the site of the Manor House. The other oldest surviving buildings date from the seventeenth and early eighteenth onwards.

St John Boste was born in Dufton in about c1544. He later became a Catholic Priest and was martyred when he was executed at Bryburn, Durham in 1594. He was canonized in 1970.

Although there was some lead mining activity in the North Pennines in the medieval period, it only became established as an industry in the late seventeenth and eighteenth centuries, before declining in the nineteenth century. The Quaker owned London Lead Company controlled the mines in the Dufton area from the eighteenth century onwards. As well as developing the mines, it also developed mine workers cottages and farmsteads. The company had a *smelt-mill* to the south of the village and it built a water supply system in the form of a syke, which is still visible on the south side of the village green, and later a piped supply with supply points and central fountain/trough erected in the late nineteenth century.



Pump near Ivy Bank



Pump near Holly Bank

2.2 Layout and Setting

The village lies in the foothills of the North Pennines just inside the boundary of the North Pennines Area of Outstanding Natural Beauty. The landscape is transitional between the hilly plateau farmland and improved grazing land and unimproved heath land or moorland.

To the immediate south of the village lies Dufton Gill, a steeply sided wooded ghyll littered with small sandstone quarries now owned and managed by the Woodland Trust. This semi-natural ancient woodland was recorded as being felled in the seventeenth century by its owner Sir Christopher Clapham, later being re-established and passed to Appleby Estate with whom it remained until 1962, after which much of it was felled again. The Woodland Trust acquired it in 1980 and has replanted thousands of trees.

The village itself sits on a plateau above the Gill against the dramatic backdrop of the North Pennines and the conical Dufton Pike. The views across the village green to the Pennines here are arguably some of the finest village views in Eden.



View across village green to Dufton Pike

The character of the landscape and the current layout and architecture of the village has been strongly influenced by farming and to a lesser extent by mining activities.

The layout of the main body of the village displays many of the characteristics of a medieval farming village. Dufton has a wide village green that has a string of farmsteads facing onto it with crofts and a back lane with strip fields beyond.

The rectangular village green is bisected diagonally by the main road through the village and two avenues of Lime trees planted to commemorate Queen Victoria's Jubilee.

Infill development took place in the eighteenth, nineteenth and twentieth centuries along the road to Town Head in an area that was once partially separated from the main body of the village. Whilst on the northern side of this road properties tend to face onto the village street, those to the southern side sometimes face away from it, no doubt to take advantage the views across the Gill and the Eden valley. The back lane continues to the north of this road as far as the track which used to run up to Dufton Fell. There are a small number of properties in the village which have their gables towards the village street or green. Some of these face onto what were once subsidiary routes, such as those down to Dufton Gill and the old lane to Brampton. Others are converted barns. Others may have been built this way to avoid breaking across steeply sloping ground.

The setting and grounds of Dufton Hall at the east end of the village green have been partially compromised by the twentieth century buildings erected within its garden, particularly the bungalow Eden Stones.

2.3 Buildings

About a third of the oldest surviving buildings date from the seventeenth and early eighteenth centuries, approximately 40% from the nineteenth century and about a quarter from the twentieth century.

Some of the present buildings will have replaced or incorporated earlier buildings, many of which had thatched roofs and may have been cruck-framed with walls of timber, earth, clay or roughly piled stone. It is not possible to

ascertain precisely where this is the case without detailed inspection, but there is suggestion of this at Pike View and Carwood.

The increased peace and prosperity of the mid to late seventeenth and eighteenth centuries resulted in a major re-building in stone that developed and refined the local traditional form and style. The use of formal architectural detailing in this period, such as sash windows, respected the local traditional use of materials and detailing. This has now become an established part of the character of the area.

In Dufton, the mining activities associated with the London Lead Company have also influenced the architecture of the village with the investment the company made in providing and improving cottages and farms and erecting the village fountain and pumps.

The village has three non conformist chapels, only one of which is still in use. The Wesleyan Methodist Chapel on the south side of the village green was built in 1820 and converted to a house in 1935.



Existing Methodist Chapel



Fomer primitive Methodist Chapel

The original and rival Primitive Methodist chapel at Town Head, erected in 1839, is now hardly recognisable as a chapel and is used as a storage building. This was abandoned when the current Methodist chapel to the east of Dufton Hall was erected in 1905.

The form of the early domestic buildings are likely to have been low single storey or one and a half storey buildings with any upper floor accommodation in the roof space, such as is evident at Carwood. Most domestic buildings are now of two storeys. Of the two predominant forms, the earlier and most numerous represents a derivative of the “long-house” form with both house and farm building under a continuous roof, often with a cross passage. This form is apparent at many of the buildings to the north of the village green such as Mid Town Farm, Sycamore House, Fountain View, and at Brow Top and Brow Farms at Town Head. To the south of the village green, more of the buildings were rebuilt or remodelled in the nineteenth and twentieth centuries.



Brow Farm



Brow Top

The later form, of which there are a few examples, is a three bay house of largely symmetrical design with a central doorway flanked by windows on either side such as the Georgian Dufton House and the later Hall Croft and Castle View. This form, so common elsewhere in Eden, is rarer in Dufton as the traditional longhouse form has survived more strongly.

A significant number of eighteenth and nineteenth century farm buildings survive, some in longhouse form, others around courtyards, or both, and at Ghyll House there survives a 'gin case'.

No thatch remains in the village, but a large number of the existing buildings are likely to have been thatched with their roofs having been subsequently raised to add an additional storey or their pitch made shallower to accommodate flag or slate. This may have been the case at Pike View where the front wall may also have been brought forwards. The oldest surviving roofs tend to be in red sandstone flag mainly now confined to rear elevations or single eaves course. In the village as a whole however thick Westmorland Green and Burlington Blue slates predominate laid in diminishing courses giving roofs a distinctive colour and texture. Sandstone remains the most common ridge material. There is a small amount of Welsh slate and some twentieth century buildings have concrete tiled roofs. Stone copings along verges and kneelers are an attractive feature of some older roofs in the village.

The majority of the buildings in the village are constructed of red sandstone. The area around Dufton and particularly Dufton Gill is littered with the remains of St Bees sandstone quarries. St Bees is deep red - sometimes brownish sandstone, with a matt appearance.

The widespread use of this sandstone for buildings and boundary walls lends the whole area an immediate and distinct character. This is reflected not only in the colour of buildings, but also in their architectural detailing. When first quarried the sandstone is readily worked and as a consequence it is very widely used in finely dressed form for quoins and window surrounds. Most walling tends to be of fully-coursed neatly squared blocks or fully-coursed squared rubble, with some ashlar. Most windows have full sandstone surrounds, some with stone mullions. There are examples of stone door cases, canopy porches, cill bands, stone cornices, numerous ashlar chimney stacks, neatly laid stone boundary walls and ashlar gate piers. The quality of the stonework in Dufton is of a higher status than is usual in Eden Villages. This may reflect the good availability of building stone

locally or the investment in the village of the London Lead Company in the eighteenth and nineteenth centuries. There are a couple of twentieth century brick buildings. A number of the older buildings have been rendered with a wet-dash or roughcast finish. There are a few with uncharacteristic and harsh looking dry-dash render.

The oldest surviving window openings in the village include the mullioned and transomed windows at Dufton Hall, the stone-mullioned windows at Lwonin Fyeat and small square openings with their mullions removed at Castle View (rear portion). Other small, square, single and two-and three light openings and fire windows with stone surrounds survive, but many have had their mullions removed to vertical sliding sash windows and particularly in Dufton, horizontally sliding or 'Yorkshire Sashes'.



Stone mullion windows, Lwonin Fyeat



Georgian canted bay window, Dufton Hall

Other openings have been enlarged or created to take sash windows, classic twelve and sixteen paned Georgian sashes and later Victorian plainer two or four or six-paned sashes with horns. There is a particular pattern of six paned sashes with offset glazing bars in Dufton which are being lost to uPVC replacements - some copying the former pattern, others not. There are two examples of two storey Georgian canted bays windows at Dufton Hall and Ghyll House, and later Victorian single storey bays at Hall Croft. Some sash and timber casement windows have been replaced with modern plainer timber casements, painted or stained, or 'mock' sashes, with a significant number of plastic versions, usually within the existing openings.

Whatever their form, windows usually have a vertical emphasis, either in the shape of their openings or in the proportion of individual panes. White paint is traditionally found as the final surface treatment for timber windows, particularly for sashes. No historic leaded windows are known to survive.

The older doors would have been of wide, probably, oak planks, but very few of these survive. Eighteenth and nineteenth century doors would either have had plank doors or often of six, and later of four, panels with or without fanlights. A few eighteenth century doors remain such as those at Dufton Hall and some nineteenth century four panelled doors such as at Helm Cottage and Brooklands. Most have been replaced with modern panelled and glazed doors and some with uPVC.

As with much of the District, on the older buildings gables tend to be blank and the proportion of window to wall is low, giving buildings a sturdy appearance. Where buildings are gable onto the road, however, windows are found in the gables.

Stone and slated roofs are traditionally unbroken and without dormers and the buildings are generally treated in a simple manner with both the eaves and particularly verges of roofs set almost flush with the faces of the supporting walls.

The public roads are now finished in tarmac and there are some short runs of tarmac pavements on the main street. Some cobbled access lanes, such as at Castle View, and some cobbled road margins such as at Town Head and South View and Tea Rose Cottages remain.



Cobbled forecourt, South View



Sandstone wall and iron railings, Gyll View

Boundaries to properties in the village are almost exclusively marked by red sandstone walls. Those to the dwelling frontages are often low coursed neatly squared blocks with stone copings and iron railings, a significant number of which survive. Walls to yards tend to be higher and without railings and often of dry stone construction.

2.4 Present Character and Appearance of the Village

The village still retains its parish church to the north west of the village, a Methodist chapel, a small number of active farms, a post office, shop and tea room, village hall, pub, youth hostel and public toilets. There is a static & touring caravan and camping site and the village is on the route of a number of walking and cycling routes including the Pennine Way and Bridleway.

Certain alterations to existing buildings, such as the replacement windows and doors with modern casements and uPVC, have detracted from the character and appearance of the village. A small number of traditional buildings have had their window surrounds removed and their openings enlarged. There are also a small number of poorly designed or detailed modern extensions.

There are also a number of post-war buildings and extensions of materials and designs out of keeping with Dufton's character and appearance. The siting of some of these new developments has respected the traditional layout of the

village, being simply individual dwellings or small groups within infill plots along the village street. Their form, design and materials however have often been at variance with the tradition form and design of buildings in the village. Along the road to Town Head are red and brown brick dwellings of designs totally out of keeping with the local styles. Their impact is partially softened by the use of red sandstone boundary walls although wide driveways and turning heads are still apparent. Some have no boundary walls and suburban styled brick pavers are evident.

The layout, design and materials of others are at considerable odds with the form and character of the village, most notably the new estate of housing to the west of Brow Farm. Although some aspects of the design of the dwellings here were clearly intended to reflect the character of the village, the suburban form of the cul-de-sac development has produced a development that detracts from this localised area of the village. Fortunately, in terms of the village as a whole, this development is in an area of the village already somewhat compromised architecturally and away from the central green area. A number of traditional barns have also been converted for residential use with varying degrees of success.

The car and bus has had an impact on the streetscene through the tarmacking of roads; the partial kerbing of the village green and grass verges; the creation of 'stumps' of pavement in some areas that has destroyed the streetline and in the design of new dwellings and their accesses and garages. However there are few modern highway signs, street lights, yellow or white lines and no traffic calming works. Replica traditional finger post direction signs have been used. The bus shelter is constructed of red sandstone with a Westmorland slate roof and the public toilets are in sandstone and slate also. There has also been some destruction of the narrow back lane to accommodate car and farm access.

The caravan site near Castle View, whilst being relatively well screened from the village green, is visible from the road to Town Head where static vans are prominently sited at the top of a slope without any screening.

In terms of its layout and buildings the heart of the village however retains much of its historic and very attractive character. The buildings of Dufton form an attractive and coherent group with a distinctive and limited palette of materials and style and a strongly surviving local traditional building form. There are a small number of buildings of individual merit such as the grade II listed Dufton Hall and Brow and Mid Town Farms. It is the buildings as a group, together with the distinctive, striking and relatively unspoilt layout of the village that is of special architectural and historic interest. In Dufton the traditional architectural form and the medieval village layout have survived strongly. Very few of the buildings are listed leaving them vulnerable to insensitive alteration and destruction of historic fabric - a process that has accelerated in recent years and is threatening the character and appearance of the village and is eroding Dufton's history.

The buildings and the layout of the village however with its wide village green; back lane and mostly unmade verges; stone boundary walls; gateways and mature trees, provides an attractive and high quality environment that is of considerable architectural and historic interest.

2.5 Key Characteristics

- Sandstone buildings and boundary walls
- Dressed sandstone quoins and full window surrounds, some with stone mullions
- Stone door-cases, canopy porches and cornices
- Sandstone roofing ridges, copings and kneelers
- Unbroken Westmorland green and Burlington blue slate roofs laid in traditional diminishing courses. Some remnant sandstone roofs surviving on rear pitches or as single eaves course
- Wide village green with open views to fells beyond
- Buildings facing onto village green. On subsidiary routes buildings are gable end onto the road.
- Simple, informal nature of roads, farmyards and verges
- Village fountain and pumps
- Ashlar chimney stacks and gate piers
- Small front gardens with low sandstone boundary walls and gated pedestrian accesses.
- Low proportion of window to wall
- Window openings with a vertical emphasis. Local pattern of six paned sashes with offset glazing bars.

Appendix A National, Regional and Local Policies

1 National Planning Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 69 requires that local planning authorities shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas. The Act therefore places a duty on the local planning authority to designate conservation areas in areas which they consider meet the criteria.

Section 72 of the Act places a duty on the local planning authority in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Section 71 of the Act requires that from time to time, local planning authorities shall formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

Section 73 of the Act requires the local planning authority to publicise proposals which would in their opinion affect the character and appearance of a conservation area. Such proposals need not be within the conservation area and PPG 15 (Paragraph 4.14) further advises that in the Secretary of State's view, the desirability of preserving or enhancing the character or appearance of the area should also be a material consideration when considering proposals which are outside the area, but would affect its setting, or views into or out of the area.

Planning Policy Guidance

PPG15: Planning and the Historic Environment - September 1994

2 Regional Planning Guidance

Draft Submitted Regional Spatial Strategy North West

See documents at North West Regional Assembly website: www.nwra.gov.uk

Cumbria and Lake District Joint Structure Plan

See document at Cumbria County Council's structure plan website: www.planningcumbria.org

3 Local Planning Guidance

Eden Local Plan 1996 (saved policies)

- Policy BE3 - New Development in Conservation Areas New development within a conservation area should not adversely affect the character or appearance of the area. It must also respect the scale, form, orientation,

materials and architectural detailing of adjoining development; that traditional to the area concerned, and established street patterns and building lines. In order to exercise an appropriate level of control over development the Council will require the submission of fully detailed plans in support of applications for planning permission within conservation areas.

- Policy BE4 - Shop Fronts in Conservation Areas

Proposals to alter or replace shop fronts and property facades within conservation areas must wherever possible conserve original features and material, reflect traditional design features and be constructed in traditional materials.

- Policy BE5 - Advertisements in Conservation Areas

Within conservation areas, advertisements should not adversely affect the character or appearance of the area.

- Policy BE13 - Development Affecting Listed Buildings

Development proposals which would adversely affect the character or setting of a listed building or result in the loss of important features will not be permitted.

- Policy BE14 - Alteration of Listed Buildings

Minor alterations which are necessary to facilitate the appropriate change of use of listed buildings or to improve accessibility will be supported provided they are judged acceptable in relation to Policy BE13.

- Policy BE19 - Quality of Design

In considering development proposals the Council will have regard to the quality of the design submitted. It will be expected in all cases that this will be such as will maintain the quality of the landscape or built environment within which the proposal is located. Where development is proposed in juxtaposition to existing development which is traditional in character the Council will require designs to have particular regard to the scale, massing, character, architectural features and materials of that existing development. Regard must be had in all proposals not only to the design of buildings but also to the provision and proper layout of open spaces and landscaped areas.

- Policy BE21 - Light Pollution

Applications for development requiring or likely to require external lighting shall include details of lighting schemes. Such schemes will be assessed against the following criteria:

- i) that the lighting scheme proposed is the minimum to undertake the task;
- ii) that light spillage is minimised;

- iii) in edge of town or village locations, or in rural areas, that landscaping measures will be provided to screen the lighting installation from neighbouring countryside areas; and
- iv) that road safety will not be compromised as a result of dazzling or distraction.

- Policy BE23 - Display of Advertisements

Applications for consent to display advertisements will be permitted where the size of the sign and the materials to be used are appropriate to the location and will not have an adverse effect on either the visual amenity of the locality or on highway safety.

- Policy SH6 - Village Shops

Proposals for small retail outlets and post offices within existing settlements, but outside established shopping areas, will be permitted provided that:

- i) the proposal is of a design and scale suited to its location;
- ii) access and parking arrangements are satisfactory;
- iii) impact on the amenity of other occupiers in the locality is of an acceptable level; and
- iv) the proposal is acceptable in terms of its impact on the local built form, landscape, and conservation interests.

- Policy SH7 - Village Shops and Post Offices

Proposals which assist in the provision or retention of village shops or post offices will be supported.

- Policy PT8 - Access to Buildings

Through negotiation the Council will seek to ensure that all new development to which the general public have access makes provision for access by people with physical disabilities.

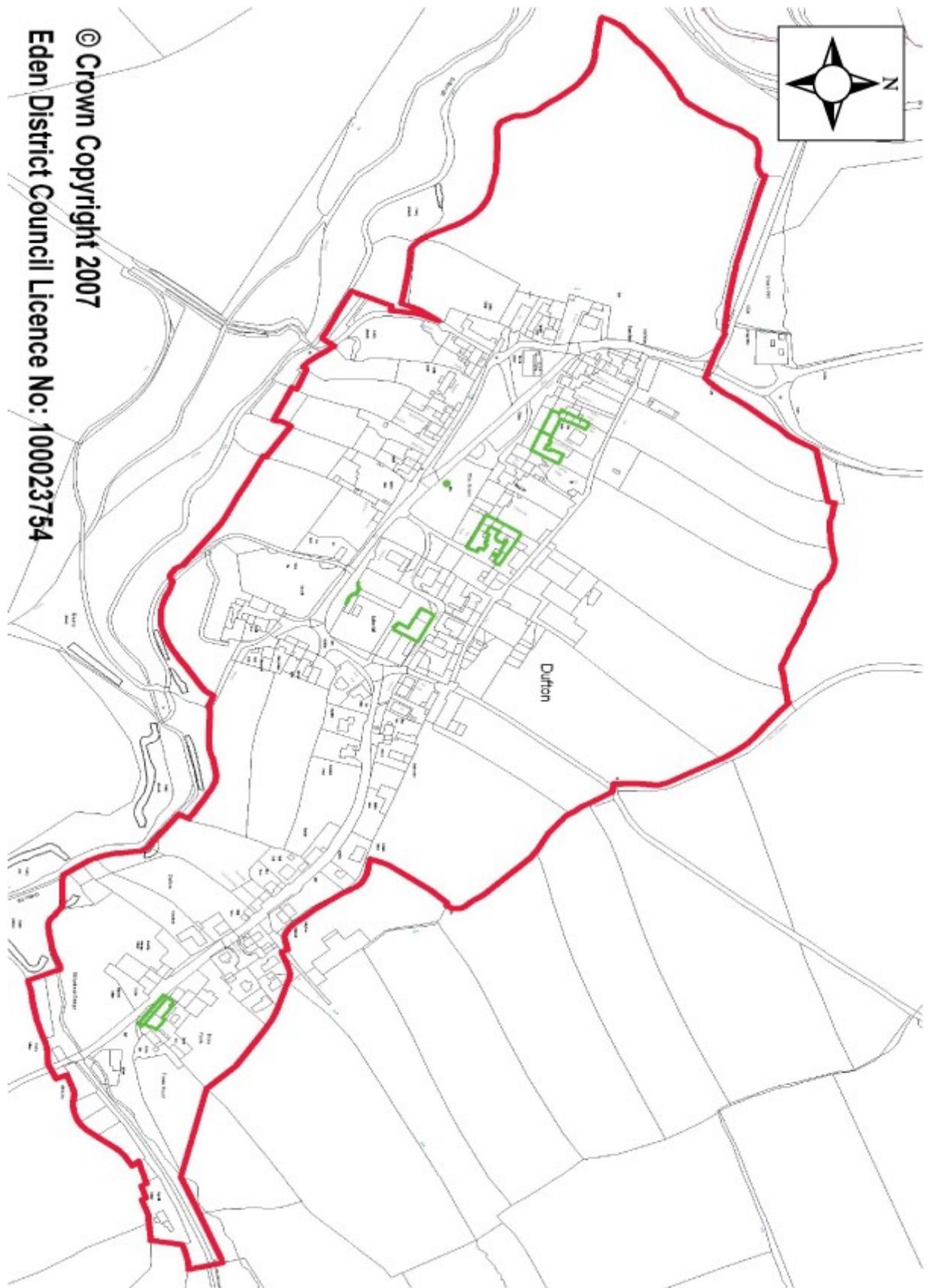
Relevant Supplementary Planning Documents

- Shopfront and Advertisement Design (2006)
- An Accessible and Inclusive Environment (2007)

Relevant Supplementary Planning Guidance

- Eden Design Summary (1999)
- North Pennines AONB Good Practice in the Design, Adaptation and Maintenance of Buildings (2000)
- North Pennines AONB Agricultural Buildings Design Guide (1998)

Plan 1 Listed Buildings within Dufton Conservation Area



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